

**BALTIMORE CITY DEPARTMENT OF PLANNING**  
**URBAN DESIGN AND ARCHITECTURE REVIEW PANEL**  
**MEETING MINUTES**

**Date:** April 30, 2015

**Project:** 800 Fleet Street Mixed-Use Development

**Phase:** Schematic

**Location:** Harbor East/ Little Italy

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**PRESENTATION:**

Doug Schmidt of Workshop Development opened the presentation and deferred to Baret Dickson and Chris Schein of Hord Coplan Macht Architects, who outlined the primary changes to the project since the previous presentation:

- The garage footprint on the site has increased, resulting in the lowering of the parking structure by 2 floors;
- The President Street streetscape has been restudied resulting in two main raised entrance terraces at the corners of Fleet and Eastern Avenues. Large landscaped planters serve as an effective barrier at street edge with trees at 25 ft centers and additional landscape areas against the building itself;
- The previous residential townhouse uses along both President Street and Abermarle have been eliminated. Office development replaces the President Street units;
- Façade studies have advanced on the garage and the residential portions of the project.

**Comments from the Panel:**

Overall, the Panel was complimentary of the proposed changes, particularly the landscaping approach along President Street and the lowering of the parking garage mass and its improved relationship with Little Italy. The proposed façade treatments were met with mixed reviews as addressed below. Additional study in several areas was recommended by Panel members as follows:

1. **Base of Building Expression** – The Panel requested additional study regarding certain relationships of the two-story base of the building. Of particular focus were questions regarding the cadence, framing role, materiality and sectional relationship of the base column treatment and the all glass façade above. The treatment of the recessed “porch” element at the second level of the Eastern Avenue corner requires clarification, particularly when restaurant signing and other entrance elements are considered;
2. **Garage Expression** – the “punched window” approach on the garage holds promise in response to the scale of Little Italy windows, however more study is required to avoid an “abandoned building” appearance;
3. **President Street Façade Treatment** – Several comments by Panel members suggested a reduction in the number of disparate design gestures on the President Street all-glass façade. Utilizing semi-recessed balconies appear to be a positive element of the scheme that could give additional textural differences to the façade, although their “pointed” form and irregular placement feel unnecessary. Questions regarding operable windows and their effect on the sheerness of the wall treatment were also raised. The treatment of the garage’s glass corridors on the President Street face requires integration into the overall façade treatment, particularly the night-time expression.
4. **Corner Façade Treatments** – In plan, there was some concern that the corner entrances and their side street auto drop off areas need to be more clearly unified so that there is no doubt where taxis and deliveries are accommodated. In elevation, the idea of referencing the two-storied façade treatment from across Fleet Street for the “framed” portions seems reasonable, although

the expression of the corner units and the irregular window alignments were challenged as being unnecessarily complicated.

**Panel Action:** Recommend Schematic approval addressing above comments.

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**Attending:**

Doug Schmidt - Workshop Development  
Baret Dickson, Lee Driskill, Sharon Pula, Matt Chiampi, Kendall Ahlberg and Chris Schein - Hord Coplan Macht  
Jenn Ladd – BBJ  
Dr. Means, Messrs. Bowden\*, Burns and Rubin - UDARP Panel  
Director Tom Stosur, Anthony Catoldo, Christina Hartsfield –Planning Dept  
Lee Drickill,